

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Acton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	157	119	- 24.2%
Closed Sales	22	28	+ 27.3%	148	111	- 25.0%
Median Sales Price*	\$875,000	\$926,000	+ 5.8%	\$884,500	\$900,000	+ 1.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	21	16	- 23.8%	16	20	+ 25.0%
Percent of Original List Price Received*	102.9%	105.8%	+ 2.8%	110.4%	106.2%	- 3.8%
New Listings	14	12	- 14.3%	187	132	- 29.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

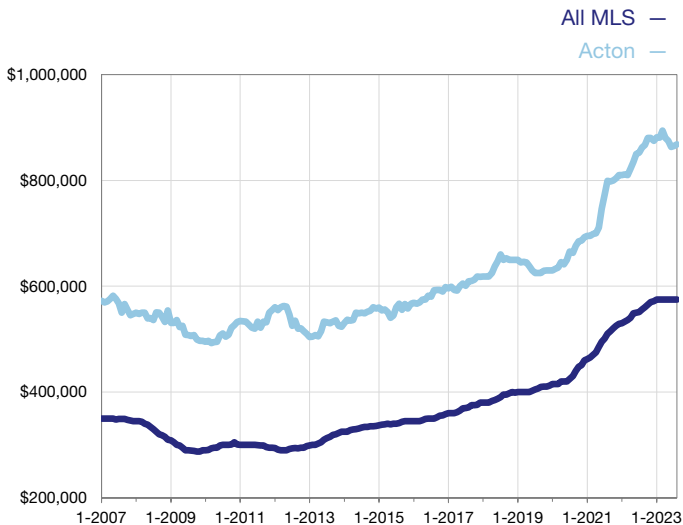
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	85	58	- 31.8%
Closed Sales	12	10	- 16.7%	81	56	- 30.9%
Median Sales Price*	\$287,500	\$469,500	+ 63.3%	\$382,000	\$295,500	- 22.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	15	17	+ 13.3%
Percent of Original List Price Received*	100.3%	102.1%	+ 1.8%	105.6%	105.2%	- 0.4%
New Listings	12	7	- 41.7%	93	61	- 34.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

